



P.O. Box 3336, Vancouver, BC, V6B 3Y3, (604) 254-9411

August 15, 2005

Gerry McGeough, Senior Heritage Planner
Community Services, City of Vancouver
453 W. 12th Avenue
Vancouver, BC V5Y 1V4

Dear Mr. McGeough

Re: Fire Damaged Houses: 2103, 2111 MacDonald; 2818 W. 5th Avenue

We urge the City to explore all possible means to avoid demolition of this important cluster of Craftsman-style houses. 2107 MacDonald (B-listed) was removed after the fire, presumably as unsafe. We commend the City for retaining the remaining structures until an assessment can be made. The roofs of all of the involved houses were destroyed by the fire. Although parts of the upper floors are seriously damaged, cursory inspection suggests that the main and ground levels are largely intact.

We understand that 2103 MacDonald was built as a show home. It is listed a 'B' on the Register. Much of the exterior architectural detail remains, and damaged materials could be replicated based on surviving materials and photographic records. 2818 W. 5th Avenue, listed as a 'C' on the Register is across the lane from the other houses, and sustained the greatest damage on its flanking side. 2111 MacDonald is not listed, likely due to insensitive renovations such as the exterior stucco and aluminum frame windows.

The structural integrity of these houses, and their potential for rehabilitation, needs to be sensitively assessed. We trust the City will afford all possible assistance and encouragement to the owners.

Sincerely,

Donald Luxton, President

cc.
Richard Keate, Chair, Heritage Commission